



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 25 Appleton Street

Case: HPC.DMO 2021.10

Applicant: 25 Appleton, LLC

Owner: Kwesi Acquah

Proposal: *Demolish all structures.*

HPC Meeting Date: May 18, 2021



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision nor does it constitute authorization in any form.

I. SUMMARY OF APRIL 26, 2021 MEETING

At their regular public meeting on April 26, 2021, the HPC the buildings at 25 Appleton Street to be “Historically Significant”. Due to this determination, 25 Appleton Street moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the buildings should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

II. BUILDINGS UNDER CONSIDERATION

25 Appleton is approximately the ninth parcel on the north tercile of Appleton Street and Willow Avenue. Two structures are on this parcel; a main structure and an outbuilding. The main structure at 25 Appleton Street is a two story Second Empire residential structure. The outbuilding is a shed that may have once been a garage.

Right: 25 Appleton Street



Right: Rear



Right: Accessory Structure

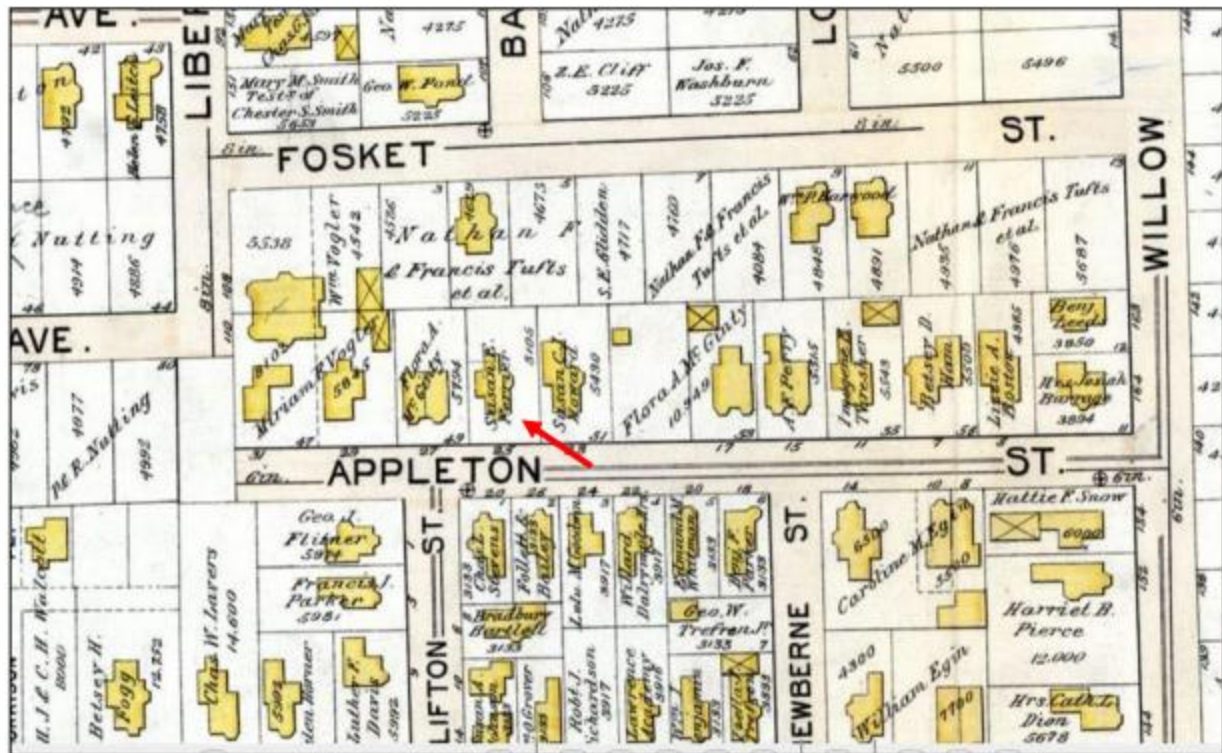




Above: Context Map for 25 Appleton St

III. ADDITIONAL INFORMATION

To see the historic maps and research regarding 25 Appleton Street and a general history of the area, see the April 26, 2021 staff report on Historic Significance.



Above: 1895 Bromley Map, specifying location of 25 Appleton St

In Staff's report on the historic significance of 25 Appleton Street, it was discussed that the 1895 Bromley map (below) shows a change in ownership from J.H. Earle to Susan Fermer or Farmer.

Based on additional research, Staff has determined that the owner listed on the 1895 Bromley map (below) was incorrectly attributed to Susan Farmer. The correct name is Susan **Ferrier** as listed in City Directories and Federal Census records.

Ferrari Giovanni, at Middlesex Bleachery, boards 12 Bleachery ct.	Per Load, GA
Ferreira Joseph J. hairdresser, 119 Perkins, b. 14 Bolton	
Ferrier Manuel, laborer, b. 236 Columbia	
Susan E. Mrs. house 25 Appleton, W. S.	
William A. U. S. Navy, house 25 Appleton, W. S.	
Ferrin Lena A. house mover, b. 12 Church st. pl.	
Oscar A. clerk (d.), bds. 12 Church st. pl.	
Ferris Edward J. coupe driver (R.), b. 16 Durham	

Left: 1883 Somerville City Directory listing for Susan E. Ferrier

Susan Ferrier was the second wife of William A Ferrier. William was a retired Navy veteran of the Union army during the Civil War. His first wife was named Emily L Davenport. Emily passed away of Typhoid Fever in 1877.

Above: Enlistment Record for William A Ferrier, 1863

652.	21	23	Samuel (James) Longley	male	married	68	5	11	Belmore Brights, Kansas	Longley, Stephen, son	Proctor	Arch-Stephen, son	John & Maria	Samuel
653.	21	25	Elizabeth (Horn) Sullivan	female		88		11	Spotsylvania of Longs	Shawnee, wife, son	Shawnee	Ireland	Christophers & Barbara	Shawnee
654.	21	23	William A. Cresser	male		63	10	11	Diabler	Longley, Stephen, son	Proctor	Proctor, son	John & Lydia	Samuel
655.	21	25	Charity A. (Horn) Clapp	female		51	11	26	Remembrance of the Prairie	Longley, Stephen, son	Proctor	Proctor, son	John & Lydia	Samuel

Above: Death Record for William A Ferrier, 1899

Terrier, William
 Co. *G*, 2 Massachusetts Infantry.
 (Spanish War.)
Private | *Private*

Above: Spanish-American War Enlistment Card for William Ferrier, 1898

IV. DETERMINATION

The HPC must determine one of the following for each of the buildings at 25 Appleton Street:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

V. FINDINGS

The HPC need to make separate determinations of whether the main structure and accessory structure are to be preferably preserved, and adopt findings for each structure separately. Since each building must receive its own separate determination, Staff has provided thumbnails of each of the buildings for ease-of-reference when the Commission makes its findings:



25 Appleton Street



25 Appleton Accessory Building

a. Preferably Preserved

For a determination of *preferably preserved*, the HPC must make the following finding:

- *That the demolition of the buildings at 25 Appleton Street would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take either position for EACH building separately.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they take either position for EACH building separately.

c. **Not Preferably Preserved with Conditions**

For a determination of **NOT preferably preserved with Conditions**, the HPC must make the following finding:

- *That the building(s) at 25 Appleton Street do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why each of the buildings at **25 Appleton Street** is or is not “preferably preserved”.